

## STAFF REPORT

### Site Plan & Architectural Review

**HEARING BODY:** Planning Commission  
**DATE & TIME:** **May 12, 2015 at 6:00 p.m.**  
**LOCATION:** City Council Chambers, City Hall, 500 Central Avenue, Coos Bay

**APPLICANT:** Tom Tobey Design & Building Inc., Murphy, Oregon 97533  
**OWNER:** Land Group LLC., 1060 SE "M" Street, Medford, Oregon 97526

**LOCATION:** 815 S Broadway, Coos Bay, Oregon 97420  
T. 25S, R. 13W, S. 35BD, Tax Lot 4800

**SUBJECT:** **Site Plan and Architectural Review (SPAR) #187-ZON15-015**  
**Retail Sales**

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#### I. **APPLICANT'S REQUEST**

The applicant is requesting approval of a site plan and architectural review, for a one-story 58 feet by 90 feet (5,220 square foot) structure. The construction material will be concrete masonry unit (CMU) block, with a metal awning over the front and side doors. The proposed use of the structure is retail sales (Pet food and supplies). The project would include the removal of an existing structure (barber shop) in the northeast corner of the property.

#### II. **BACKGROUND**

The original primary structure was demoed in 2009. The existing one-story structure in the NE corner of the property will be demoed prior to construction. The property is located in the General –Commercial (C-2) zone and is also in the Floodplain.

#### III. **APPLICABLE REGULATIONS**

Coos Bay Municipal Code Chapter 17.75 General-Commercial District (C-2)  
Coos Bay Municipal Code Chapter 17.195 Flood Damage Prevention  
Coos Bay Municipal Code Chapter 17.200 Off-Street Parking and Loading  
Coos Bay Municipal Code Chapter 17.230 Signs  
Coos Bay Municipal Code Chapter 17.345 Site Plan & Architectural Review

#### IV. STAFF RECOMMENDATION

Staff prepared the following report based on the applicant's submittal, City of Coos Bay Land Development Code, City of Coos Bay Transportation System Plan, and City of Coos Bay Comprehensive Plan. These findings shall be used by the Commission to justify their final decision.

Staff finds there is sufficient evidence in the record upon which an approval can be based; therefore, staff is recommending approval of #187-ZON15-015 with conditions as found on page 9 & 10 of this staff report.

#### V. DESIGN REVIEW GOALS AND STANDARDS / FINDINGS AND CONCLUSION

The following is a list of the decision criteria applicable to the request as stated in Coos Bay Municipal Code, Chapter 17.345. Each of the criteria is followed by findings or justification statements which may be adopted by the Planning Commission to support their conclusions. Although each of the findings or justification statements specifically applies to one of the decision criteria, any of the statements may be used to support the Commission's final decision.

Based on their conclusions the Commission must approve, conditionally approve or deny the application. Conditions may be imposed by the Commission in order to address concerns about the compatibility of the proposed use.

**DECISION CRITERIA #1: The location, size, shape, height, spatial and visual impacts and arrangements of the uses and structures are compatible with the site and surroundings.**

##### STATEMENTS OF FACT AND FINDINGS:

- 1a. According to the applicant's submittal, the structure is 58 feet by 90 feet (5,220 square foot) single story. The construction material will be concrete masonry unit (CMU) block, with a metal roof and awnings over the front and side doors.
- 1b. The proposed structure will be located along the west property line, with parking and landscaping east of the structure (fronting South Broadway).
- 1c. The applicant's submittal indicates that the proposed structure is typical of the general commercial zone in which it is located. The area does not have an architectural or historic theme and is made up of a mixed commercial use and various types, sizes and architectural features.
- 1d. The proposed color scheme is bright "Yellow" for the body, with "Grey" roofing and awning.
- 1e. The commercial structures in the surrounding are prominently wood or Hardy-plank type siding, with composite roofing, in gray tones and dark stained wood. There are two concrete type structures on the east side of South Broadway, one painted multiple shades of blue and other a bright pink color.

**CONCLUSION:** Staff concurs that the location, size, height, of the proposed CMU Block building will have minimal impact on surrounding property due to the location in the General-Commercial zone and surrounding developed parcels. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #2: The public and private sewerage and water facilities provided by the development are adequate in location, size, design, and timing of construction to serve the residents or establishments. These facilities meet city standards and relevant policies of the comprehensive plan and provide adequate fire protection.**

**STATEMENTS OF FACT AND FINDINGS:**

2a. The applicant indicates that the structure will have a single connection related to sewerage and water facilities. The commercial nature will result in minimal water consumption and wastewater production. All private laterals/services shall comply with all governing agency requirements.

2b. Jennifer Wirsing, Coos Bay Engineering Department provided the following comments on April 30, 2015.

Water: Applicant shall coordinate with Coos Bay-North Bend Water Board regarding water (potable) facilities and fire protection.

Storm Sewer: Based on the storm water calculations submitted by the project's engineer the proposed condition has less runoff than the existing condition, as such no impact to the downstream storm drain system is anticipated as a result of this project. It is recommended that a trench drain be installed at the driveway entrance along South Broadway to capture the storm water runoff and convey this runoff to the bio-swales. If this is implemented, the bio-swales would treat 100 percent of the project site. Connections to the storm sewer system must be in conformance with both local and state requirements.

Sanitary Sewer: No impact to the sanitary sewer system is anticipated as a result of this project. Connections to the sanitary and storm sewer system must be in conformance with both local and state requirements.

2c. City Fire Chief, Mark Anderson, provided the following comments (via email on April 30, 2015):

- The proposed building has adequate access for fire department operation
- Existing hydrants are acceptable to meet anticipated fire flow (1,500 GPM based on 2014 OFC, Table B105.2)
- Due to square footage, construction type and use of the building, it does not require Automatic Fire Sprinklers or Monitoring Systems
- By Coos Bay Municipal Code 15.35.050, Section 506: "A key box shall be installed on all structures of 4,000 square feet or larger..."
- A minimum of two 2A:10BC rated fire extinguishers are required in accordance with the 2014 Oregon Fire Code, Section 906

2d. A fire, life and safety plan review will be performed prior to the issuance of building plans. The review will verify compliance with all current Building and Fire Code requirements, including fire apparatus access, hydrant location and flows.

**CONCLUSION:** It is recommended that a trench drain be installed at the driveway entrance along South Broadway to capture the storm water runoff and convey this runoff to the bio-swales. If this is implemented, the bio-swales would treat 100 percent of the project site. Connections to the storm sewer system must be in conformance with both local and state requirements. A complete review for fire protection will be conducted at the time construction plans are submitted. Staff concurs that the proposed use will meet the city standards regarding water and sewer facilities prior to construction. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #3 The grading and contouring of the site and how site surface drainage and/or on-site surface water storage facilities are constructed to insure that there is no adverse effect on neighboring properties, public right of way, or the public storm drainage system; and that the site development work will take place in accordance with City policies and practices.**

**STATEMENTS OF FACT AND FINDINGS:**

- 3a. The applicant's submittal indicates that all surface drainage associated with the project will be contained on-site passing through bio-swales and some retention, with excess runoff routed to the existing City Drainage system. The proposed development will result in reduced runoff from the existing state of the property and will also provide some drainage water treatment through bio-swales prior to discharge into the public system.
- 3b. Jennifer Wirsing, Coos Bay Engineering Department provided the following comments on April 30, 2015:

The site is implementing bio-swales and as such the project anticipates less storm water runoff than the pre-project condition. The bio-swales will also have water quality benefit. It is recommended that a trench drain be installed at the driveway entrance along South Broadway to capture the storm water runoff and convey this runoff to the bio-swales. If this is implemented, the bio-swales would treat 100 percent of the project site.

The site is located in a Federal Emergency Management Agency defined 100-year Zone AE floodplain. The 100-year water surface elevation is 13 feet (NAVD 88). The project must comply with Coos Bay Municipal Code Section 17.195. No information was provided with application that addresses this code. Prior to issuance of permits, project shall provide support that it is in compliance with code and that the grading of the site is not adversely impacting neighboring properties and public right of way. At a minimum the supporting analysis shall demonstrate that the "cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community".

Grading shall be in conformance with local standards.

**CONCLUSIONS:** The site development work will take place in accordance with the City policies and practices, therefore, staff concurs that based on submitted reports, there will be no adverse effect on neighboring properties, public right of way, or the public storm drainage system. The decision criteria have been adequately addressed and approval of the proposal can be supported, subject to the following Conditions:

1. Applicant shall obtain approval of a grading and demolition permit from the City of Coos Bay prior to beginning work.
2. The site is implementing bio-swales and as such the project anticipates less storm water runoff than the pre-project condition. The bio-swales will also have water quality benefit. It is recommended that a trench drain be installed at the driveway entrance along South Broadway to capture the storm water runoff and convey this runoff to the bio-swales. If this is implemented, the bio-swales would treat 100 percent of the project site.
3. Prior to issuance of permits, project shall provide support that it is in compliance with code and that the grading of the site is not adversely impacting neighboring properties and public right of way and supporting analysis shall demonstrate that the “cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community”.

**DECISION CRITERIA #4: Based on anticipated vehicular and pedestrian traffic generation, adequate rights of way and improvements to streets, pedestrian ways, bikeways, and other ways are provided to promote safety, reduce congestion, and provide emergency equipment access.**

**STATEMENTS OF FACT AND FINDINGS:**

- 4a. The proposed one-story 58 foot by 90 foot (5,220 square foot) structure will provided 5,037 square feet of retail space and 183 square feet of office, brake room and restroom space.

CBMC Chapter 17.200 outlines the off-street parking requirement for retail space as one space per 250 square feet of retail area. The proposed break room and restrooms do not have a parking demand. Based on the submitted floor plan the applicant has provided 20 off-street parking spaces, which meets the standard (5,220/250).

- 4b. The applicant’s submittal indicates an access is proposed from hall Avenue and South Broadway. Estimated traffic generation is below the 500 trips/day threshold for requirement of a Traffic Impact Analyses. The applicant is in the application process with ODOT for acquisition of an access permit for the driveway proposed from South Broadway. A pre-application conference has been held and indications are that a permit is feasible for this project.

- 4c. A traffic generation report dated April 3, 2015 for the proposed retail use was provided by Ronald Stillmaker, Senior Civil Engineer from SHN Consulting Engineers & Geologists (Attached). The report indicates that based on the Institute of Transportation Engineers (ITE) "Trip Generation" of comparable uses was used to determine if the proposed use would exceed 500 trips per day. According to the use "Retail Specialty Retail Center (Code 814)" the daily trip rate would be 231. Under the use trip use "Retail Pet Supply Superstore (Code 866)" the daily trip rate would be 415.
- 4d. Jennifer Wirsing, Coos Bay Engineering Department provided the following Comments on April 30, 2015:

The applicant's engineer provided support that the project proposes to generate less than 500 average daily trips. Per the Coos Bay Municipal Code a traffic impact analysis is not required.

**CONCLUSION:** The attached traffic report states that expected trips from the proposed site will not exceed 500 daily trips. The existing right of way, proposed street improvements and pedestrian ways promote safety, reduce congestion, and provide emergency equipment access. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #5: There are adequate off-street parking and loading facilities provided in a safe, well designed, and efficient manner.**

**STATEMENTS OF FACT AND FINDINGS:**

- 5a. The proposed one-story 58 foot by 90 foot (5,220 square foot) structure will provided 5,037 square feet of retail space and 183 square feet of office, brake room and restroom space.

CBMC Chapter 17.200 outlines the off-street parking requirement for retail space as one space per 250 square feet of retail area. The proposed break room and restrooms do not have a parking demand. Based on the submitted floor plan the applicant has provided 20 off-street parking spaces, which meets the standard (5,220/250).

- 5b. Jennifer Wirsing, Coos Bay Engineering Department provided the following Comments on April 30, 2015:

According to the Oregon Transportation Commission's Standards for Accessible Parking Places (May 2012), the proposed handicap parking space does not comply with standards. The access aisle and ramp shall be located on the north side of the accessible parking place.

- 5c. Landscaping and Screening: All parking areas shall be landscaped in conformance with Chapter 17.200 CBMC, Off -Street Parking and Loading. A minimum of nine square feet of landscaping shall be provided for each parking space. Each element of landscaping must be a minimum of three feet in width and 25 square feet in size. Each element must have a tree and ground cover.

Based on the applicant site plan 20 off-street parking spaces will be provided; therefor 180 square feet of landscaping is required (20 parking spaces x 9 square feet of landscaping= 180 square feet of landscaping).

Based on the applicants submitted landscape plan, all landscape elements are at least three-feet in width and a minimum of 25 square feet. Landscaping in excess of 600 square feet will be provided.

A rain garden from roof drainage and Bio-swales will be provided, as shown on the submitted landscape plan. Proposed landscape plants include Arborvitae, Mugo Pine, Red Twig Dogwood, Bamboo, Slough Sedge, Common Rush and Oregon Iris.

**CONCLUSION:** Staff concurs that the applicant is proposing adequate off-street parking, landscaping and loading facilities that meet City standards. The decision criteria have been adequately addressed and approval of the proposal can be supported, subject to the following Condition:

1. Compliance with ADA parking standards is required prior to issuance of any building permits. The access aisle and ramp shall be located on the north side of the accessible parking place.
2. All landscaping must be maintained in good condition.

**DECISION CRITERIA #6: Adequate dedication or reservation of real property for public use, as well as easements and right of entry for construction, maintenance, and future expansion of public facilities are addressed.**

**STATEMENTS OF FACT AND FINDINGS:**

- 6a. Applicant states that no changes to public use, access or easements will be made.

**CONCLUSION:** The dedication or reservation of real property for public use and easements is not needed for this project. Staff concurs that the proposed metal structure will not affect entry for construction, maintenance, and future expansion of public facilities. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**DECISION CRITERIA #7: The structural design, location, size, and materials used for buildings, walls, fences, berms, traffic island, median areas, and signs serve their intended purposes.**

**STATEMENTS OF FACT AND FINDINGS:**

- 7a. The proposed one-story structure is proposed to be 58 X 90 (5,220 square feet) with 5037 square feet of retail space and 183 square feet of space for an office, break room and restroom facilities. The structure material is CMU block with a metal roof and awnings over the front and side doors.
- 7b. A CMU wall, 36-inch in height, will be installed along the south property line, with landscaping provided between the CMU wall and the off-street parking area. No traffic island or median areas are proposed.

- 7c. A proposed wall mounted sign is indicated on the elevation drawings. Wall mounted signs do not count against allowed signage, but a permit is required prior to installing the sign. No information was provided for the “pole mounted sign” indicated on the site plan.

**CONCLUSION:** The CMU Block material for the building and the proposed 36-inch wall and the fencing around the trash enclosure serve their intended purposes. No traffic island or median areas are proposed for this project. The decision criteria have been adequately addressed and approval of the proposal can be supported, subject to the following Condition:

**CONDITION:** Applicant shall obtain a sign permit from the City of Coos Bay prior to installation of any signage.

**DECISION CRITERIA #8: Other property development requirements of the zoning district are satisfied.**

**STATEMENTS OF FACT AND FINDINGS:**

- 8a. The property is located in the General-Commercial (C-2) zone. As per Coos Bay Municipal Code 17.75.020 “retail sales” is a permitted use.
- 8b. The property development standards for the General-Commercial (C-2) zone (as outlined by Chapter 17.75.050 of the CBMC are as follows:
1. Lot Standards: There are no minimum widths or minimum area requirements.
  2. Building Coverage: There are no minimum or maximum lot coverage requirements. Building Height: There are no height restrictions other than those imposed by building codes.
  3. Yards: There are no setback requirements other than those imposed by building codes.
  4. All storage and trash areas must be enclosed and screened from public view.
- 8c. The property is located in the floodplain; therefore, compliance with CBMC Chapter 17.195 is required.
- 8d. Applicant shall obtain a sign permit from the City of Coos Bay prior to installation of any signage.
- 8e. Building Official Mike Smith stated specific requirements to verify compliance with State Building Codes, include floodplain regulations, will be determined by Building Codes at the time complete building plans are submitted for review.
- 8f. According to the applicant submittal the trash receptacles will be fenced and screened from public view. The enclosure and will be accessible from Hall Avenue.



- 8g. The subject property is located within the 100 year flood plain; therefore, the proposed structure must comply with Flood Damage Prevention standards as outlined in CBMC, Chapter 17.195 and State Building Codes.
- 8h. Applicant states that the site was previously developed and will not cause an increase in the water surface elevation of the base flood more than one foot at any point within the community. Applicant states that elevation certificates will be provided by the surveyor hired by the contractor during construction.

**CONCLUSION:** Staff concurs that the proposed structure complies with all property development requirements of the surrounding zoning district. The decision criteria have been adequately addressed and approval of the proposal can be supported.

**CONDITIONS:**

- 1. The proposed structure must comply with Flood Damage Prevention standards as outlined in CBMC, Chapter 17.195 and State Building Codes including:
  - A. Prior to issuing permits - Verification that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community
  - B. The applicant shall be required to obtain a floodplain application and provide three elevation certificates: Pre-Elevation, Building under Construction (due prior to pouring the building foundation), and Finished Construction Elevation.
- 2. The applicant shall secure all structural and development permits as required, from the City, State and Federal agencies, including a grading, demolition, right of way use and sign permit from the City of Coos Bay.

**V. STAFF RECOMMENDATION**

**Based on the adopted Findings, Conclusions and Conditions, as supported by the applicant's submittal, attached hereto and incorporated herein by reference as Attachment "A" approve Site Plan & Architectural Review #ZON15-015, allowing the constructing a one-story CMU block structure, approximately 5,220 square feet ,as proposed for retail sales at 815 South Broadway, subject to the following Conditions:**

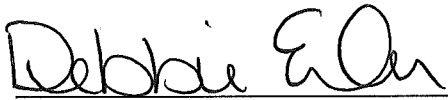
- 1. The applicant shall secure all structural and development permits as required, from the City, State and Federal agencies, including a grading, demolition, right of way use and sign permit from the City of Coos Bay.**
- 2. It is the responsibility of the applicant to obtain ODOT approvals for access prior to commencement of construction.**

3. The site is implementing bio-swales and as such the project anticipates less storm water runoff than the pre-project condition. The bio-swales will also have water quality benefit. It is recommended that a trench drain be installed at the driveway entrance along South Broadway to capture the storm water runoff and convey this runoff to the bio-swales. If this is implemented, the bio-swales would treat 100 percent of the project site.
4. Compliance with ADA parking standards shall be verified prior to issuance of any building permits. The access aisle and ramp shall be located on the north side of the accessible parking place.
5. The proposed structure must comply with Flood Damage Prevention standards as outlined in CBMC, Chapter 17.195 and State Building Codes, prior to occupancy, including:
  - A. Verification that the cumulative effect of the proposed development when combined with all other existing and anticipated development will not increase the water surface elevation of the base flood more than one foot at any point within the community
  - B. The applicant shall be required to obtain a floodplain application and provide three elevation certificates: Pre-Elevation, Building under Construction (due prior to pouring the building foundation), and Finished Construction Elevation.
6. All landscaping must be maintained in good condition.

**EFFECTIVE DATE OF PERMIT APPROVAL:**

Approval shall be withdrawn if the authorized construction or use is not commenced within one year or is not pursued diligently to completion; or, if authorized occupancy or use has been discontinued for over 120 consecutive days.

The effective date of the permit may be delayed if substantive conditions are attached to the approval. The Commission may grant an extension of time for a period not to exceed one year if circumstances beyond the control of the applicant cause delays.



Debbie Erler, Planner

DATE MAILED: May 5, 2015

cc: Applicant/Owner  
Dave Perry, DLCD

**ATTACHMENTS:** A - Application, including site plan and construction plans  
B - Zone



## LAND USE DEVELOPMENT REVIEW APPLICATION

For Office Use Only	
STAFF CONTACT	PROJECT NO(S).

**Type of Review (Please check all that apply):**

- |  |  |   |
|--|--|---|
| <input type="checkbox"/> Annexation <span style="margin-left: 20px;">CBMC 17.385</span>                  | <input type="checkbox"/> Home Occupation <span style="margin-left: 20px;">CBMC 17.260</span>                               | <input type="checkbox"/> Subdivision <span style="margin-left: 20px;">CBMC 17.335</span>        |
| <input type="checkbox"/> Appeal and Review <span style="margin-left: 20px;">CBMC 17.305</span>           | <input type="checkbox"/> Legislative/Text Amendment <span style="margin-left: 20px;">CBMC 17.380</span>                    | <input type="checkbox"/> Temporary Use <span style="margin-left: 20px;">Resolution 83-17</span> |
| <input type="checkbox"/> Architectural Design Review <span style="margin-left: 20px;">CBMC 17.390</span> | <input type="checkbox"/> Lot Line Adjustment <span style="margin-left: 20px;">CBMC 17.325</span>                           | <input type="checkbox"/> Vacation <span style="margin-left: 20px;">CBMC 17.375</span>           |
| <input type="checkbox"/> Conditional Use <span style="margin-left: 20px;">CBMC 17.355</span>             | <input type="checkbox"/> Partition <span style="margin-left: 20px;">CBMC 17.330</span>                                     | <input type="checkbox"/> Variance <span style="margin-left: 20px;">CBMC 17.350</span>           |
| <input type="checkbox"/> Cultural Resources <span style="margin-left: 20px;">CBMC 17.365</span>          | <input type="checkbox"/> Planned Unit Development <span style="margin-left: 20px;">CBMC 17.270</span>                      | <input type="checkbox"/> Zone Change <span style="margin-left: 20px;">CBMC 17.360</span>        |
| <input type="checkbox"/> Estuarine Use/Activities <span style="margin-left: 20px;">CBMC 17.205</span>    | <input checked="" type="checkbox"/> Site Plan and Architectural Review <span style="margin-left: 20px;">CBMC 17.345</span> | <input type="checkbox"/> Other _____  |

**Pre-Application applications require a different application form available on the City website or at City Hall.**

<b>Site Location/Address:</b>  815 S. Broadway Coos Bay	<b>Assessor's Map No./Tax Lot(s):</b> JSS Bw 35 BD 400
	<b>Zoning:</b> C7
	<b>Total Land Area:</b> 14,000 sq ft.

**Detailed Description of Proposal:**

- See attached -

<b>Applicant/Owner Name:</b> Land Group LLC <small>(please print)</small>	<b>Phone:</b> (541) 477-7506
<b>Address:</b> 1060 SE Mt. Grants Pass OR 97526	<b>Email:</b> dave@minipetmat.net
<b>City State Zip:</b>	

<b>Applicant's Representative:</b> Tom Day Design + Build Inc. <small>(please print)</small>	<b>Phone:</b> (541) 659-0108
<b>Address:</b> P.O. Box 703	<b>Email:</b> tom@daybld.net
<b>City State Zip:</b> Murphy, OR 97533	

1. Provide evidence that you are the owner or purchaser of the property or have the written permission of owner(s) to make an application for architectural design review. In either case, include a copy of the deed for the subject property.
2. Attach (a) a certified list of names and addresses of all owners of property within 250 feet of the exterior boundaries of the subject property according to the latest adopted County tax role and (b) an assessor's map showing all lots and parcels of land within that area.
3. Address the Decision Criteria or Goals/Standards outlined in the Coos Bay Municipal Code chapter(s) related to your request.
4. Additional information: Date construction is expected to begin; estimated completion date of the total project and of individual segments; and anticipated future development.
5. Ten (10) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted electronically or on CD in Word format. Additional copies may be required as directed by the Coos Bay Director of Community Development.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Coos Bay Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

 Applicant's signature	4-2-15 Date	 Owner's signature (required)	4-2-15 Date
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**TOM TOBEY**

DESIGN & BUILD

TOM TOBEY DESIGN AND BUILD, INC.  
CCB #168811

## PROPOSAL

Land Group LLC, owners of 815 S. Broadway (25S13W35BD TL4800), is submitting the application to construct a Mini Pet Mart store. Mini Pet Mart is a retail supplier of pet food and supplies.

The building is to be a single story, 58 ft. x 90 ft. for a total building space of 5220 sq.ft. Office/ break room / bath occupy 183 sq.ft., with 5037 sq. ft. for retail space.

The building is to be constructed out of CMU block with a metal awning over the front and side doors.

Construction is scheduled to begin towards the end of May with the demolition of the existing block building (formerly Curt's Barber Shop). Estimated time for completion is first part of October 2015. No other development is planned for this lot.

## Coos Bay, Mini Pet Mart SPAR Criteria

- (1) The location, size, shape, height, spatial and visual impacts and arrangements of the uses and structures are compatible with the site and surroundings.

*The proposed structure, parking and landscaping is typical of the general commercial zone in which this is located. This area does not have any architectural or historic theme and is made up of mixed commercial uses and various types, sizes and architectural features for each business. The proposed development is compatible with the site and surroundings.*

- (2) The public and private sewerage and water facilities provided by the development are adequate in location, size, design, and timing of construction to serve the residents or establishments. These facilities meet city standards and relevant policies of the comprehensive plan and provide adequate fire protection.

*This development is a single unit connection related to sewerage and water facilities. The commercial nature will result in minimal water consumption and wastewater production. All private laterals/services shall comply with all governing agency requirements*

- (3) The grading and contouring of the site, and how site surface drainage and/or on-site surface water storage facilities are constructed to ensure that there is no adverse effect on neighboring properties, public right-of-way, or the public storm drainage system; and that the site development work will take place in accordance with city policies and practices.

*All surface drainage associated with the project will be contained on site passing through bioswales and some retention, with excess runoff routed to the existing City Drainage system. The proposed development will result in reduced runoff from the existing state of the property and will also provide some drainage water treatment through bioswales prior to discharge into the public system.*

- (4) Based on anticipated vehicular and pedestrian traffic generation, adequate rights-of-way and improvements to streets, pedestrian ways, bikeways, and other ways are provided to promote safety, reduce congestion, and provide emergency equipment access.

*This is a single unit development only with access from existing streets. Estimated traffic generation is below the 500 trips/day threshold for requirement of a Traffic Impact Analyses. The Developer is in the application process with ODOT for acquisition of an access permit for the driveway proposed for S. Broadway. A pre-application conference has been held and indications are that a permit is feasible for this project.*

- (5) There are adequate off-street parking and loading facilities provided in a safe, well designed, and efficient manner.

*Off street parking and loading areas are provided for this operation and are adequate for safe use of the facilities*

- (6) Adequate dedication or reservation of real property for public use, as well as for easements and right of entry for construction, maintenance, and future expansion of public facilities are addressed.

*This criterion is not applicable based on the minimal size of the development.*

- (7) The structural design, location, size, and materials used for buildings, walls, fences, berms, traffic islands, median areas, and signs serve their intended purposes.

*All structural design has been performed by a licensed professional and shall serve their intended purposes*

- (8) Other property development requirements of the zoning district are satisfied. [Ord. 93 § 5.11.5, 1987].

*The proposed development will take place within the 100 year flood zone. The building shall be elevated above the flood level and all applicable requirements of developing within the flood zone shall be complied with*





Reference: 615005

April 3, 2015

Ms. Debbie Erler, Planner 1  
City of Coos Bay  
500 Central Avenue  
Coos Bay, Oregon 97420

**Subject: Traffic Generation, Mini Pet Mart Project**

Dear Debbie:

The Institute of Transportation Engineers (ITE) "Trip Generation" report provides trip rates for 162 individual land use types in 10 categories. The ITE report was used to estimate the number of vehicle trips generated by the proposed development. This document is based on trip generation studies submitted by public agencies, developers, consulting firms, and associations. There are not uses listed in the ITE report which specifically addresses a pet store of this size. Therefore, I used two comparable uses to determine if the proposed use would exceed 500 trips per day. The following are the estimated range of trips/day for the proposed pet store:

RETAIL (CODE 814) SPECIALTY RETAIL CENTER - 44.32 TRIPS/1,000 SQ FT -  
231 TRIPS/DAY

RETAIL (CODE 866) PET SUPPLY SUPERSTORE - 79.6 TRIPS/1,000 SQ FT -  
415 TRIPS/DAY

Please feel free to contact me at 541-266-9890 if you have any comments or questions.

Regards,

**SHN Consulting Engineers & Geologists, Inc.**

Ronald F. Stillmaker, PE  
Senior Civil Engineer

RFS:dkl



Reference: 615005

April 3, 2014

Ms. Debbie Erlen, Planner 1  
City of Coos Bay  
500 Central Avenue  
Coos Bay, Oregon 97420

**Subject: Drainage Report, Mini Pet Mart Project**

Dear Debbie:

I have performed a before and after analyses for the expected storm drainage runoff from the proposed Mini Pet Mart Development. The proposed project will result in less impervious area and will add some bioswales and landscape areas to assist in treatment of runoff and reducing the impact of storm driven instantaneous flows. I have enclosed an analysis of the "before" and "after" runoff estimates for your review.

Please feel free to contact me at 541-266-9890 if you have any comments or questions.

Regards,

SHN Consulting Engineers & Geologists, Inc.

Ronald F. Stillmaker, PE  
Senior Civil Engineer

RFS:dkl

Enclosure: Runoff Estimates



EXPIRES: 06/30/16



## Mini Pet Mart Drainage Analyses

Design Methodology - USDA TR-55

Affected Area - 16200 ft<sup>2</sup>                      0.37 acres

### Pre-developpemt

Asphalt Area	7748	Curve Number	98	759304	
Concrete Area	7000	Curve Number	98	686000	
Roof Area	1036	Curve Number	98	101528	
Exposed Soil Area (Dirt)	416	Curve Number	72	29952	
(Soil Condition A - well drained)				1576784	<b>97.3 weighted Curve Number</b>

### Post-developpemt

Asphalt Area	7031	Curve Number	98	689038	
Concrete Area	1396	Curve Number	98	136808	
Roof Area	5220	Curve Number	98	511560	
Bioswale/Landscaping	2544	Curve Number	35	89040	
				1426446	<b>88.1 weighted Curve Number</b>

Method: NRCS TR-55

$$Q(\text{ft}) = \frac{(P-0.2S)^2}{P + 0.8S}$$

$$S = \frac{1000}{\text{CN}^*} - 10$$

Soil Group - A

P = 6 inch, 50 year/24 hr storm (LEED Humid)

Q = runoff depth, (ft)

\* USDA-NRCS Runoff Curve Number, Technical Release 55

CN\* for asphalt/roofs = 98

CN\* for gravel = 76

CN\* for Lawn = 39

CN\* for Landscaping = 35

$$I_a = 0.2S = 0.055$$

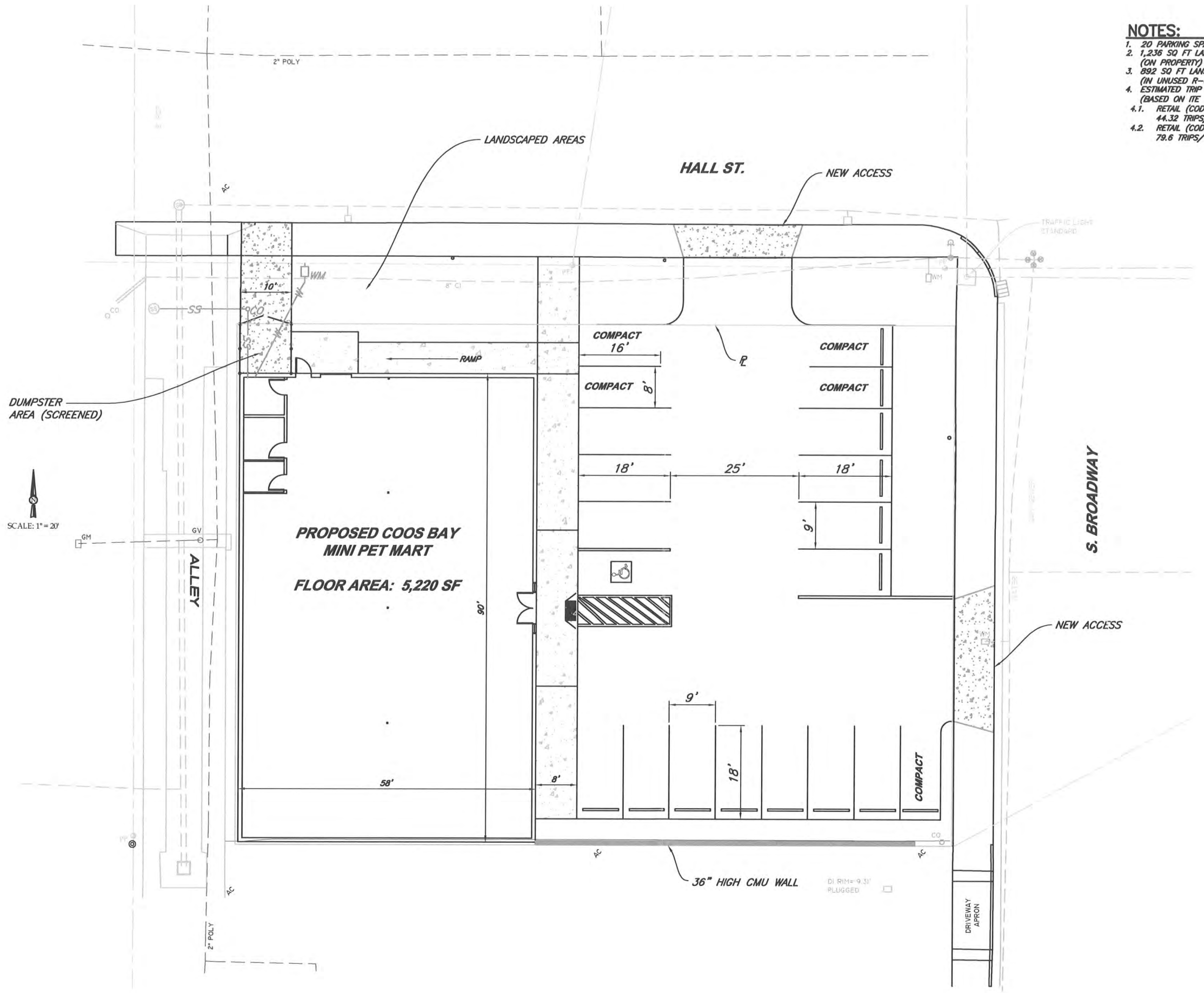
### Before

A = 16200 sq. ft.  
P = 6.00 in  
S = 0.27  
Q = 5.68 in  
Total runoff over event 7672 ft<sup>3</sup>

### After

A = 16200 sq. ft.  
P = 6.00 in  
S = 1.36  
Q = 4.63 in  
Total runoff over event 6253 ft<sup>3</sup>

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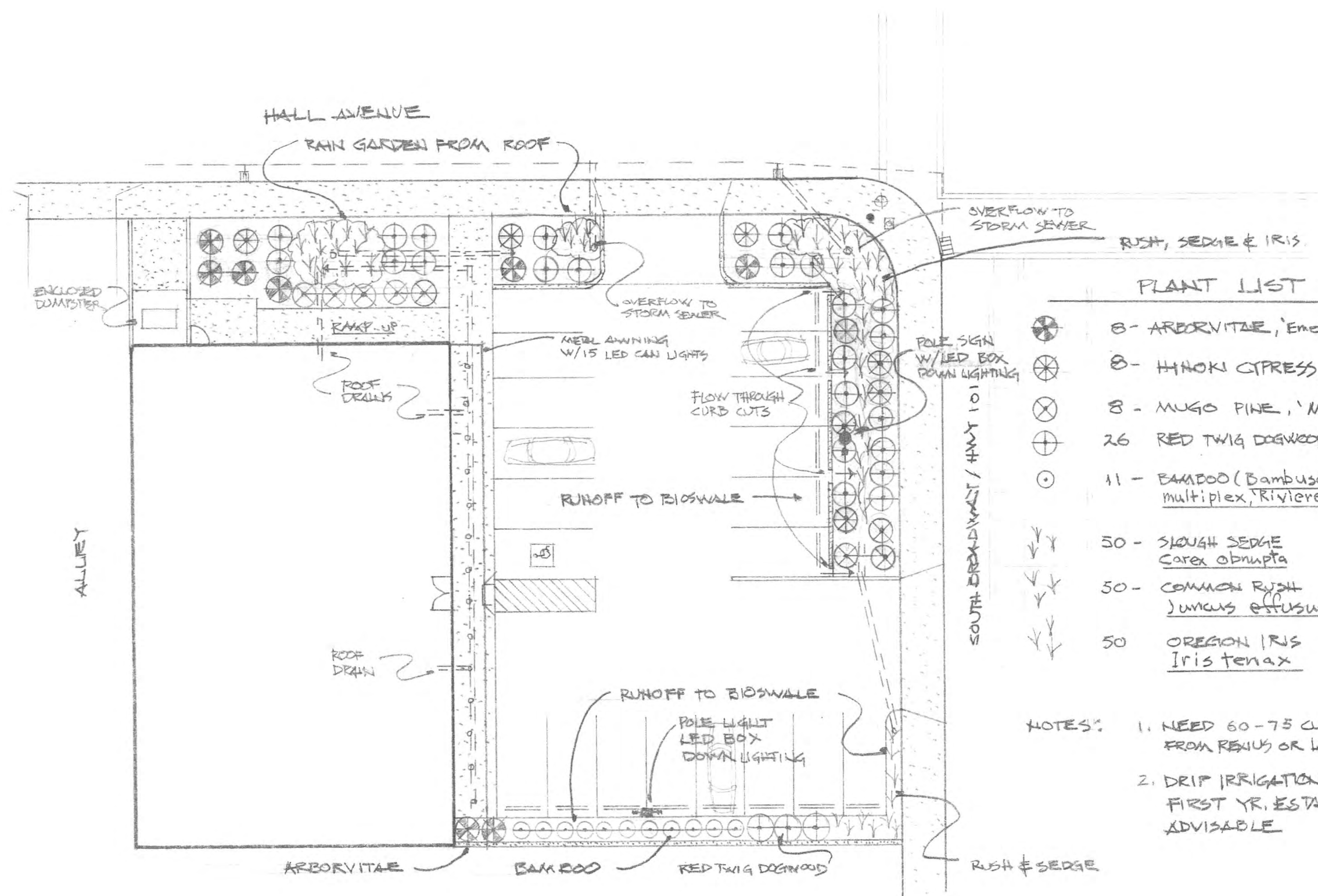


- NOTES:**
- 20 PARKING SPACES
  - 1,236 SQ FT LANDSCAPING (ON PROPERTY)
  - 892 SQ FT LANDSCAPING (IN UNUSED R-O-W)
  - ESTIMATED TRIP GENERATION (BASED ON ITE PUBLICATION)
    - 4.1. RETAIL (CODE 814) SPECIALTY RETAIL CENTER - 44.32 TRIPS/1,000 SQ FT - 231 TRIPS/DAY
    - 4.2. RETAIL (CODE 866) PET SUPPLY SUPERSTORE - 79.6 TRIPS/1,000 SQ FT - 415 TRIPS/DAY



**PRELIMINARY**

VERIFY SCALES BAR IS ONE INCH ON ORIGINAL DRAWING IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY	
<b>SHN</b> CONSULTING ENGINEERS & GEOLOGISTS, INC. WWW.SHN-ENG.COM 275 MARKET AVENUE COOS BAY, OR. 97420 541-268-9890	
DSON DR CHK APVD	NO. DATE REVISION BY
LAND GROUP LLC, TOM TOBY PET STORE SITE CIVIL COOS BAY, OR <b>SITE PLAN</b>	
SHEET <b>C-2</b>	
SEQ 5	
DATE 3/2015	
PROJ. NO. 615005	



PLANT LIST

⊗	8 - ARBORVITAE, 'Emerald Green'	5 GAL.	15'-20'H.
⊗	8 - HINOKI CYPRESS, 'Nana Gracilis'	5 GAL.	4'
⊗	8 - MUGO PINE, 'Mops'	5 GAL.	2'-3'
⊗	26 RED TWIG DOGWOOD, 'Isanti'	5 GAL.	3'
⊙	11 - BAMBOO (Bambusa multiplex, 'Riviereorum')	1 GAL.	6'-12' CLUMPING!
↘	50 - SLOUGH SEDGE <i>Carex obnupta</i>	1 GAL.	
↘	50 - COMMON RUSH <i>Juncus effusus</i>	1 GAL.	
↘	50 OREGON IRIS <i>Iris tenax</i>	1 GAL.	

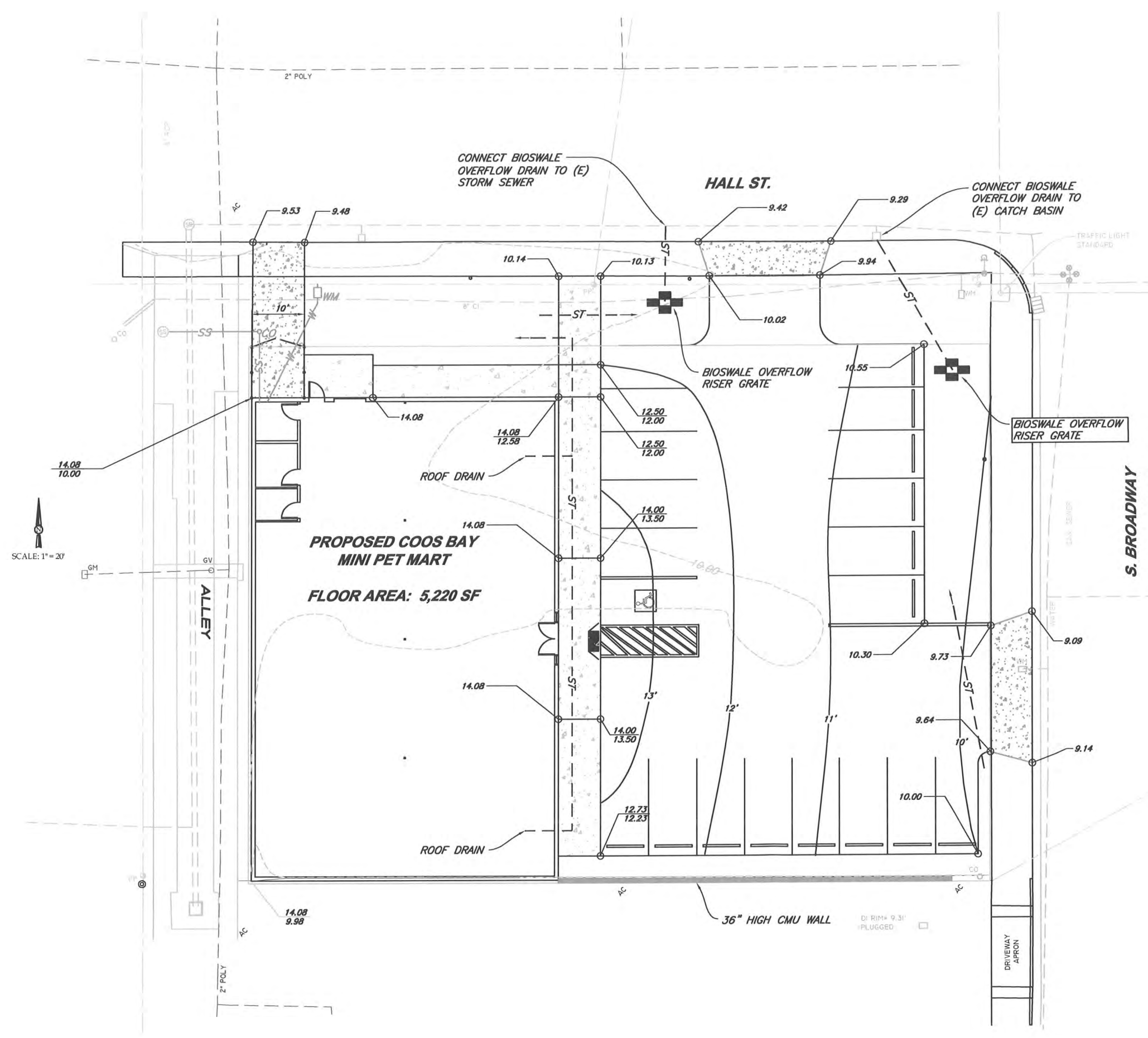
- NOTES:
1. NEED 60-75 CU YDS OF BIOSWALE SOIL MIX FROM RENUS OR LAKE FOREST PRODUCTS
  2. DRIP IRRIGATION RECOMMENDED FOR FIRST YR. ESTABLISHMENT. FALL PLANTING ADVISABLE

1  
1

1" = 20'



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- NOTES:**
1. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO PROVIDE A QUALIFIED EROSION CONTROL INSPECTOR. CONTRACTOR TO PROVIDE THE EROSION CONTROL INSPECTOR'S NAME AND QUALIFICATIONS TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.
  2. CONTRACTOR TO MONITOR WORK TO DETERMINE IF ADDITIONAL PERIMETER EROSION CONTROL IS WARRANTED.
  3. MODIFY EROSION CONTROL METHODS AS REQUIRED DUE TO WEATHER OR CONSTRUCTION CHANGES.
  4. CONTRACTOR TO MECHANICALLY REMOVE SEDIMENT FROM ROAD AND SHALL NOT WASH IT DOWN STORM SEWERS.

**LEGEND**

---####---	EXISTING CONTOURS
—####—	NEW CONTOURS
- - - ST - - -	10" ADS STORM SEWER
■	INLET PROTECTION
—	TOP OF SIDEWALK/STRUCTURE
○	BOTTOM OF SIDEWALK/STRUCTURE
○	FINISHED GRADE

**PRELIMINARY**

VERIFY SCALES  
 BAR IS ONE INCH ON ORIGINAL DRAWING  
 IF NOT ONE INCH ON SCALES ACCORDINGLY

CONSULTING ENGINEERS & GEOLOGISTS, INC.  
 WWW.SHIN-ENGR.COM  
 275 MARKET AVENUE  
 COOS BAY, OR. 97420  
 541-286-9880

**SHIN**

NO.	DATE	REVISION	BY

DSGN: DR: CHK: APVD:

LAND GROUP LLC, TOM TOBY  
 PET STORE SITE CIVIL  
 COOS BAY, OR

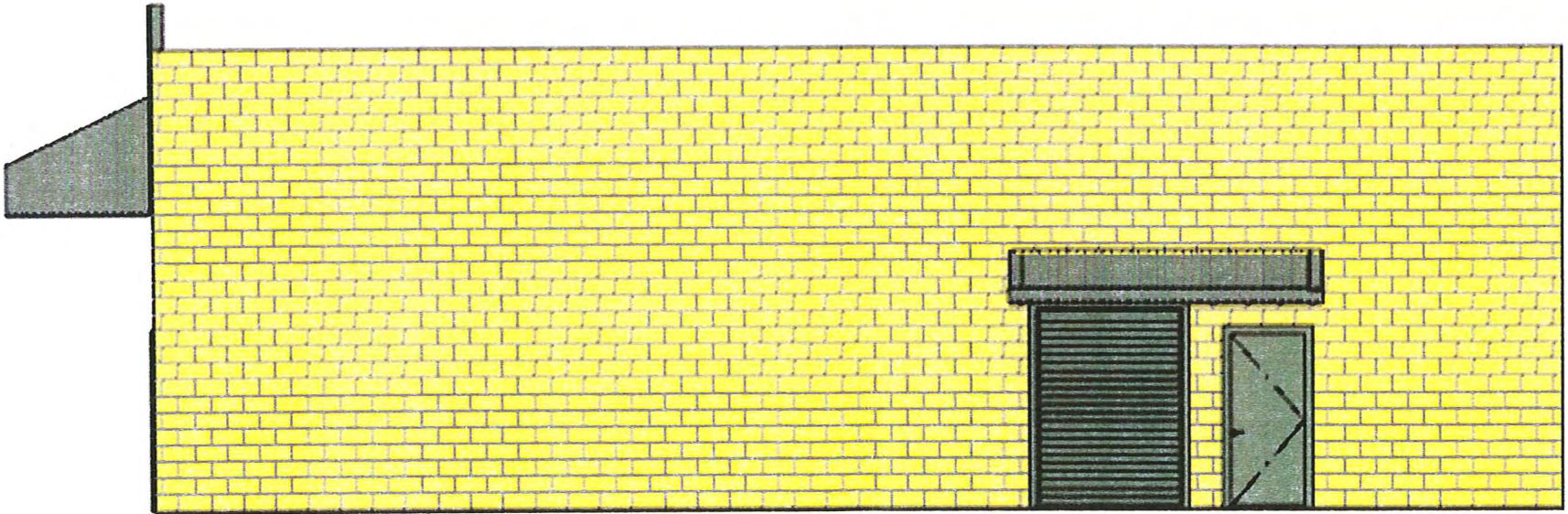
**GRADING & EROSION CONTROL PLAN**

SHEET **C-3**  
 SEQ 6  
 DATE 3/2015  
 PROJ. NO. 615005





EAST VIEW STORE FRONT

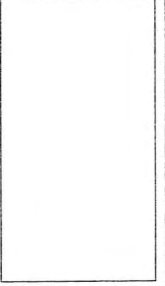


NORTH VIEW

NOT TO SCALE  
RENDERING ONLY NOT FOR CONSTRUCTION

NO.	DESCRIPTION	BY	DATE

**TOM TOBEY**  
DESIGN & BUILD  
CCB #169811  
P.O. BOX 705 MUKPHAM OREGON, 97138 541-866-2217



JOB SITE ADDRESS: MAP 25S 13W 35RD TL -4800  
MINI PET MART  
815 S. BROADWAY  
COOS BAY, OREGON

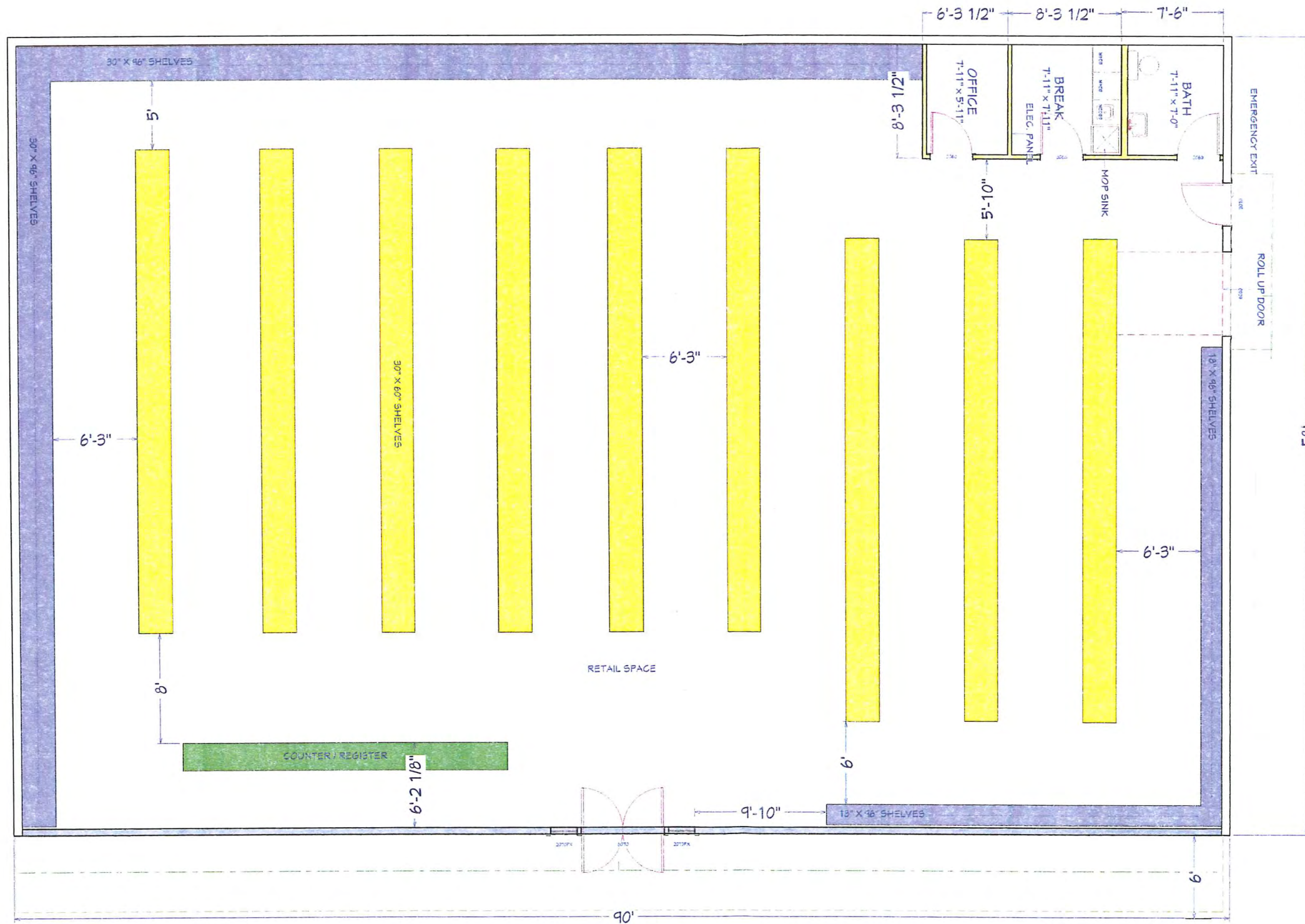
DATE:  
4/3/2015

SCALE:  
1/4 IN. = 1 FT.

SHEET:

**A-2**





**PROPOSED MINI PET MART STORE LAYOUT**  
 BUILDING 58 FT. X 90 FT. = 5220 SQ. FT.  
 LESS OFFICE/BREAK/BATH = 183 SQ. FT.  
 TOTAL RETAIL SPACE = 5037 SQ. FT.

NO.	DESCRIPTION	BY	DATE

**TOM TOBEY**  
 DESIGN & BUILD  
 CCB #168811  
 P.O. BOX 709 MUSKIEH OREGON, 97339 541-542-2817

**JOB SITE ADDRESS:** MAP 25S 13W 358D TL-4800  
**MINI PET MART**  
 815 S. BROADWAY  
 COOS BAY, OREGON

**DATE:**  
 4/3/2015

**SCALE:**  
 1/4 IN. = 1 FT.

**SHEET:**  
 A-1



# LOCATION MAP – 815 S BROADWAY



Source: Esri, DigitalGlobe, GeoEye, i-cubed, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, SPP, swisstopo and the GIS User Community



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Date: 4/21/2015



1 inch = 154 feet